



# ILLINOIS INTERNATIONAL PORT DISTRICT MASTER PLAN



Chicago Metropolitan  
Agency for Planning

**Steering Committee Meeting #3**  
January 13, 2022 from 9-11 a.m.

# Agenda



Overview & update on Master Plan Project



Review key findings from Phase I



Present 3 current scenarios



Breakout sessions



Wrap-up

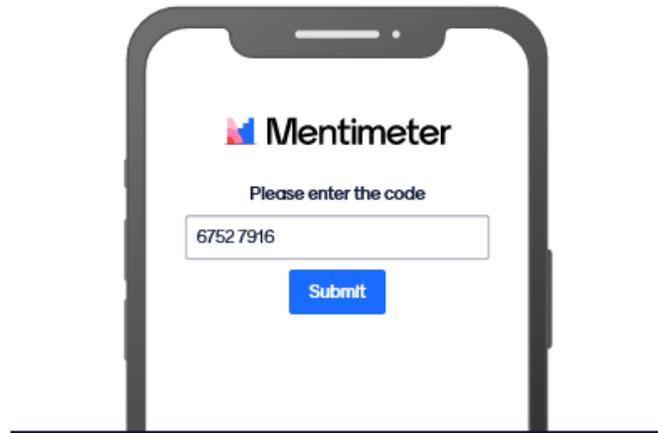


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# Note on Live Polling

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Enter the code

**6752 7916**



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# Master Plan Overview

- Multi-agency process
  - Illinois DOT funded
  - IDNR review and approve
  - CMAP Local Technical Assistance (LTA) Program project
- Planning process kicked off August 2019, on hold Oct 2020 – Sept 2021
- Multi-faceted consultant team
  - Cambridge Systematics
  - Jacobs
  - Goodman Williams Group



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# Plan Goals

1

Provide the IIPD a **clear vision** of how the Port should develop its properties and better utilize existing facilities at Iroquois Landing and Lake Calumet

2

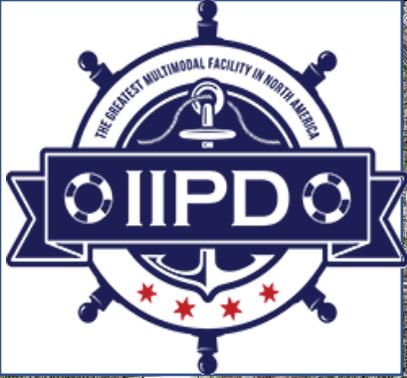
Position the Port to realize its **full economic potential** while providing community, workforce, recreational, and environmental benefits

3

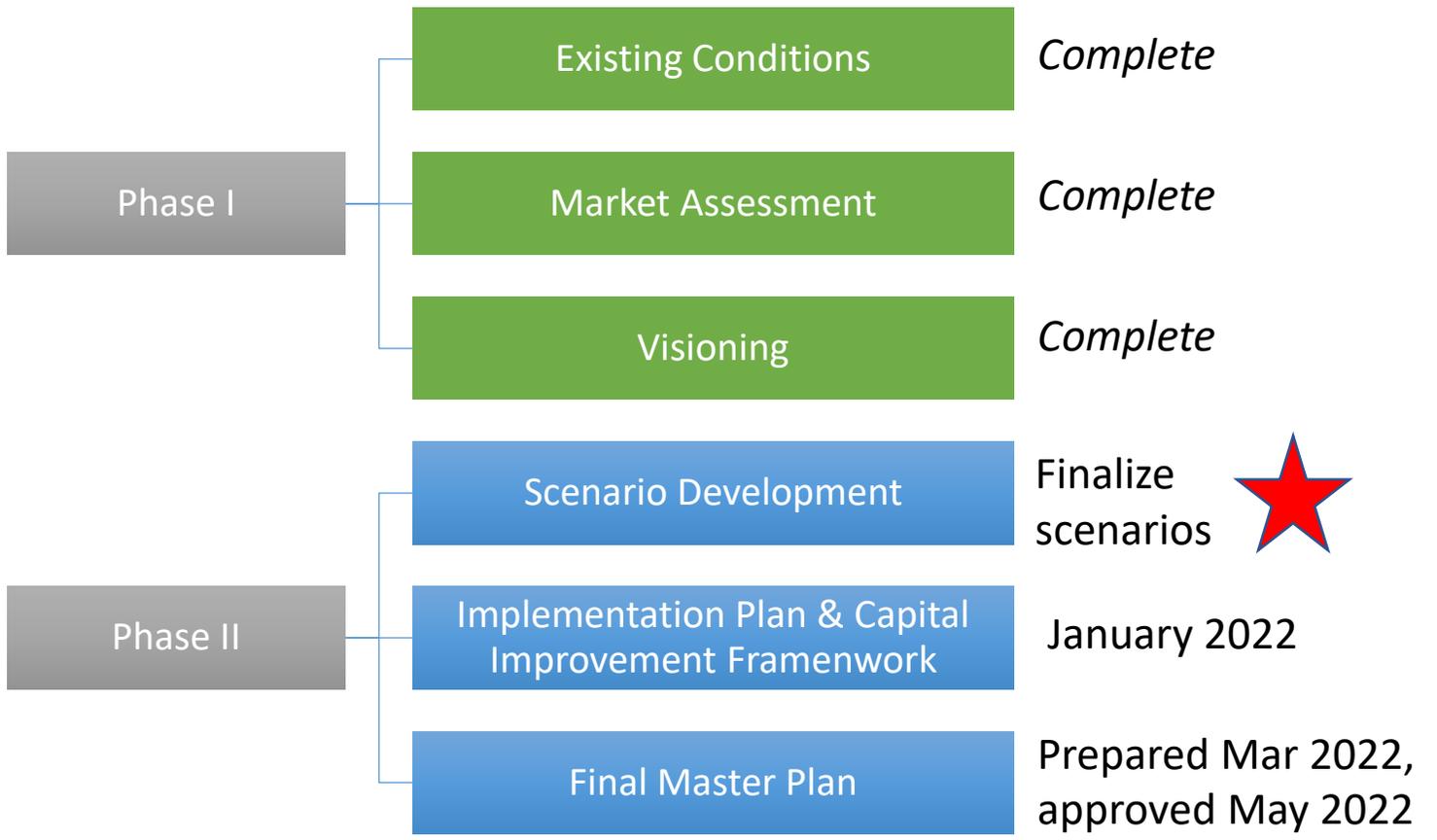
Help the Port prepare for and **secure local, state, and federal funds**



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# Where are we now?



# Phase I Key Findings

- Multimodal connectivity is the IIPD's strongest freight asset
- IIPD is well-positioned to handle growth
- IIPD has opportunities for both freight and non-freight uses
- Environmental remediation/conservation is critical for a healthy port and community



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# Industrial/Freight Opportunities & Challenges

## Opportunities

- Growing commodity markets & booming Calumet Area industrial development
- Multimodal access (rail, truck, water) supports competitive pricing and supply chain resiliency
- Significant size parcels available for development and adaptive reuse
- Opportunity to build public support and partnership

## Challenges

- Current infrastructure inadequate to handle growth
- Lack of funding and historical partnership/investment
- Competitive Midwest market
- Institutional/structural issues, i.e. leases
- Community concerns
- Environmental issues



# Non-Freight Opportunities

- Reviewed numerous options, both linked to local opportunities as well as activities at peer ports
- Prioritized activities that align with Port's ERIC initiative
- Focused on “high level” uses, rather than specific development
- All can co-exist with existing/growing industry and freight activity

Harborside Golf Center  
Great Lakes Cruising  
Conservation and Ecological Restoration  
Naturalization of Finger Piers  
Bike/Multi-use path  
Boathouse  
Hotel/Entertainment venue (i.e. waterpark)  
Industrial Tourism  
Minimal impact recreational uses  
RV Park  
Repurposing Grain Elevators



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# ILLINOIS INTERNATIONAL PORT DISTRICT

## PRELIMINARY SCENARIO DEVELOPMENT

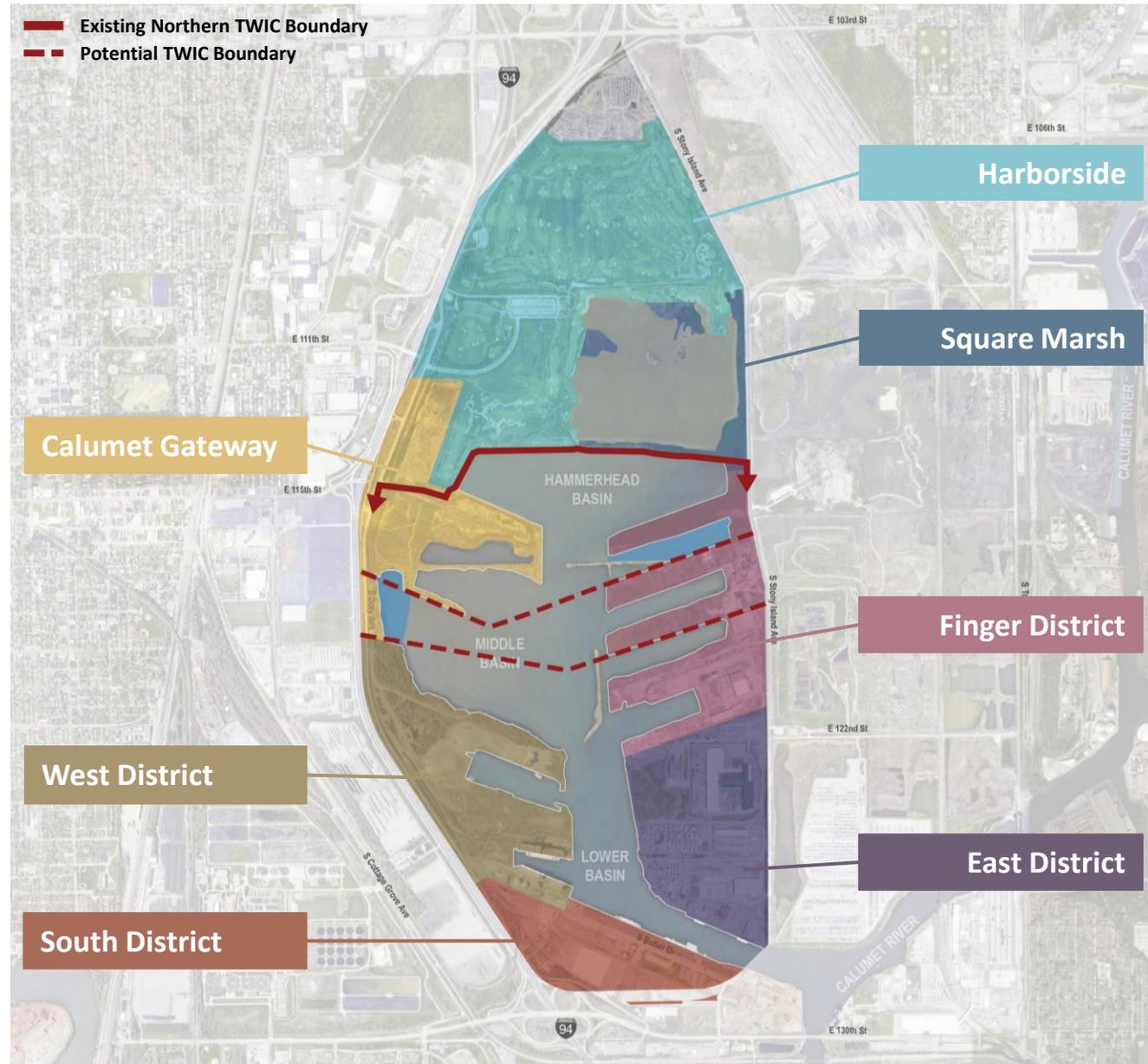
8 Districts

7 on Lake Calumet

Harborside, Square Marsh, and Iroquois Landing excluded from scenarios

5 districts explored with a combined +/- 720 acres

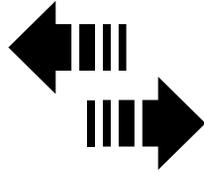
Relocation of TWIC boundary will play a key role in improving accessibility



# ILLINOIS INTERNATIONAL PORT DISTRICT

## PRELIMINARY SCENARIO DEVELOPMENT

### Themes



#### Transfers

Providing a desirable transfer point, drawing additional industry and jobs. Port industries and their economic partners become the largest initial benefactors.

##### Development Components

- Intermodal yard
- Modernize dock infrastructure & sheds
- Road transportation infrastructure improvements throughout IIPD adjacent areas
- New large volume truck entrance
- Future pipeline connection
- Calumet Gateway destination and hotel

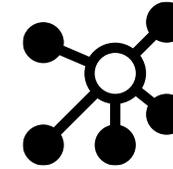


#### Land Utilization

Generating revenue and jobs for the Port and Calumet Region by increasing the leasing of land as soon as possible.

##### Development Components

- Modify and reduce the TWIC boundary
- Modernize storage facilities and move lay-down areas inland
- Commercial real-estate partnerships
- Subdivision of parcels and infrastructure to be "plug and play" ready



#### Connections

Improving the community's ability to connect with each other and with nature. Enhances desirability of surrounding communities. Focus on attracting synergistic industries.

##### Development Components

- Calumet Gateway Park and Community Amenities
- Passive and active recreation, festivals
- Multi-use path connectivity
- Target marketing to specific synergistic industries

# ILLINOIS INTERNATIONAL PORT DISTRICT

## PRELIMINARY SCENARIO DEVELOPMENT

### Calumet Gateway

+/- 112 acres

#### 1 / TRANSFERS



- 1. **Commercial Retail**
- 2. **Destination Hotel**
- 3. Treatment Wetland with Interpretive Element/Trails

#### 2 / LAND UTILIZATION



- 1. Hotel
- 2. **Truck/Port User Commercial**
- 3. Boat House
- 4. Treatment Wetland with Interpretive Element/Trails

#### 3 / CONNECTIONS



- 1. Hotel
- 2. **Destination Entertainment**
- 3. **Concert Venue**
- 4. Boat House
- 5. Treatment Wetland with Interpretive Element/Trails

**BOLD** = Unique across Scenarios

# ILLINOIS INTERNATIONAL PORT DISTRICT

## PRELIMINARY SCENARIO DEVELOPMENT

### West District

+/- 160 acres

#### 1 / TRANSFERS



- 1. Multimodal Freight Facility
- 2. Laydown Areas
- 3. Truck Parking/Support

#### 2 / LAND UTILIZATION



- 1. Expanded Rail Yard
- 2. Subdivided Industrial Lots
- 3. Laydown Areas
- 4. Truck Parking/Support

#### 3 / CONNECTIONS



- 1. Expanded Rail Yard
- 2. Bulk Freight
- 3. Art Wall (Silos)

# ILLINOIS INTERNATIONAL PORT DISTRICT

## PRELIMINARY SCENARIO DEVELOPMENT

### South District

+/- 109 acres

#### 1 / TRANSFERS



1. Assess Dock Wall
2. Build Additional Sheds then Repair/Replace Existing Sheds
3. Land Acquisitions
4. Upgraded Port Entrance

#### 2 / LAND UTILIZATION



1. Assess Dock Wall
2. Relocate Laydown Areas
3. State-of-the-Art Covered Storage and Infrastructure

#### 3 / CONNECTIONS



1. Assess Dock Wall
2. Relocate Laydown Areas
3. Build Additional Sheds

# ILLINOIS INTERNATIONAL PORT DISTRICT

## PRELIMINARY SCENARIO DEVELOPMENT

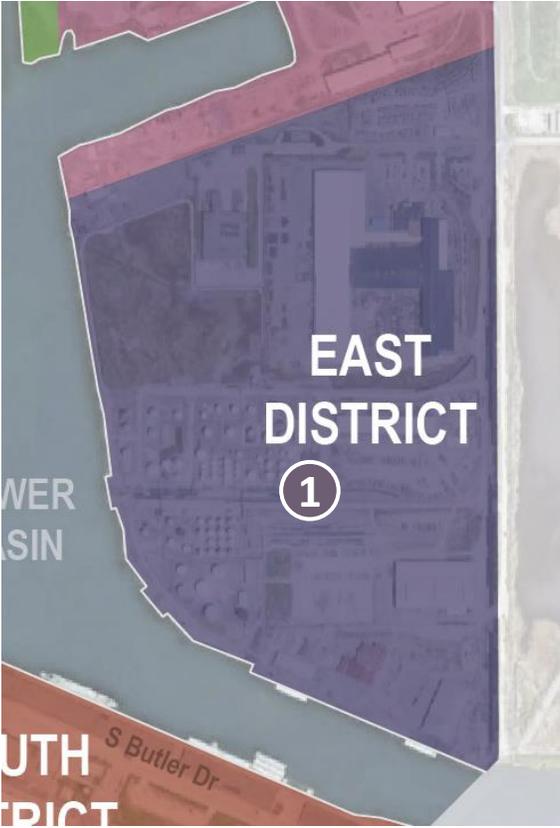
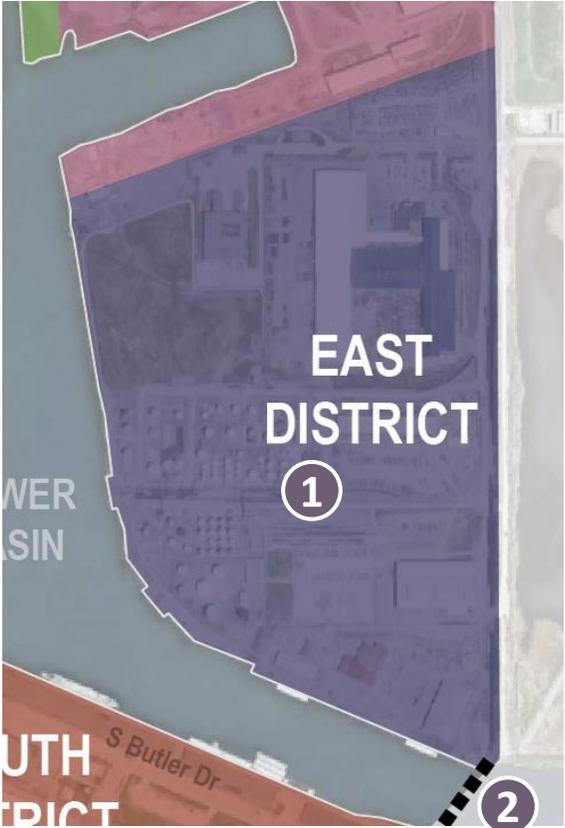
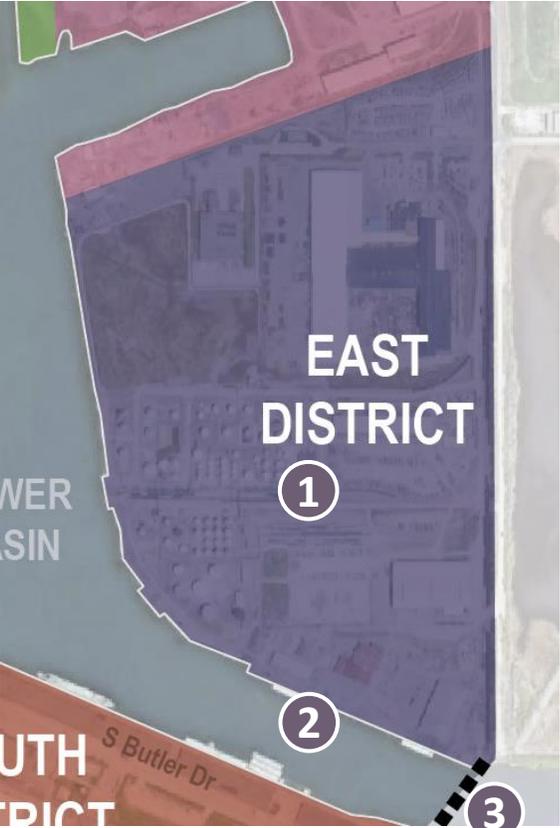
### East District

+/- 179 acres

 1 / TRANSFERS

 2 / LAND UTILIZATION

 3 / CONNECTIONS



- 1. Continued Industrial Use
- 2. Pipeline Connection
- 3. New Vehicle Bridge

- 1. Continued Industrial Use
- 2. New Vehicle Bridge

- 1. Continued Industrial

# ILLINOIS INTERNATIONAL PORT DISTRICT

## PRELIMINARY SCENARIO DEVELOPMENT

### Finger District

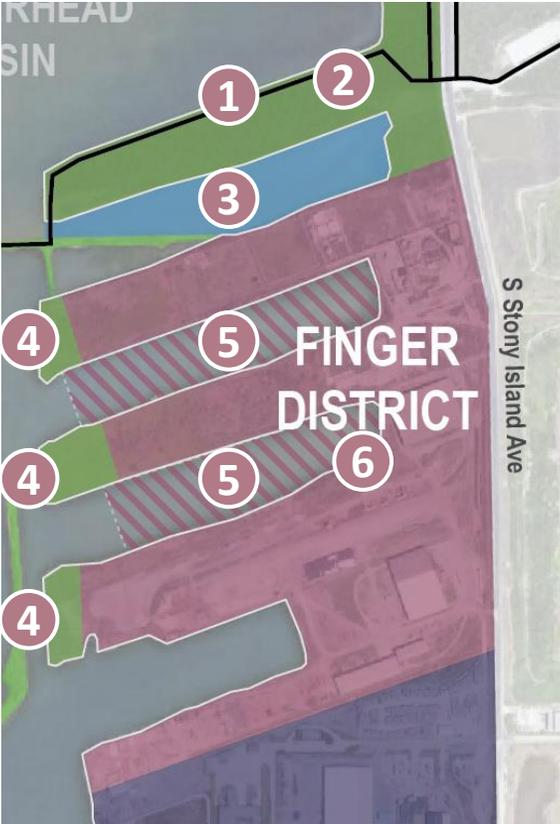
+/- 161 acres

#### 1 / TRANSFERS



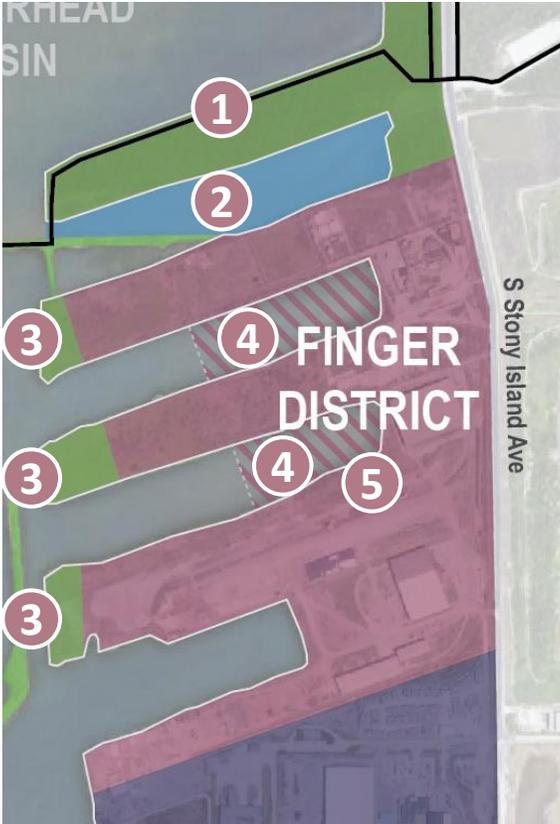
- 1. Preserve North Finger
- 2. Treatment Wetland
- 3. Naturalize Ends of Fingers
- 4. **Flex Industrial Fingers**
- 5. **Continued Industrial Use**

#### 2 / LAND UTILIZATION



- 1. Preserve North Finger
- 2. **RV Park / Campground**
- 3. Treatment Wetland
- 4. Naturalize Ends of Fingers
- 5. **Fully Fill Fingers (+/- 32 acres)**
- 6. **Target Large Landholder/ Developer**

#### 3 / CONNECTIONS



- 1. Preserve North Finger
- 2. Treatment Wetland
- 3. Naturalize Ends of Fingers
- 4. **Partially Fill Fingers (+/- 16 acres)**
- 5. **Attract Large Industrial Plant**

# ILLINOIS INTERNATIONAL PORT DISTRICT

## PRELIMINARY SCENARIO DEVELOPMENT

### Square Marsh

 1 / TRANSFERS

 2 / LAND UTILIZATION

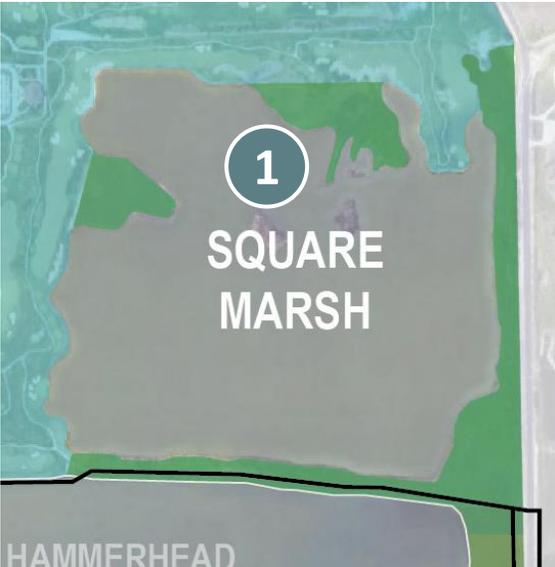
 3 / CONNECTIONS



1. Preserve District



1. Preserve District



1. Preserve District

# Breakout Rooms

- For the next 15-20 minutes, each participant will be automatically assigned to a breakout room for small-group discussion
- Topic guide:
  - Are there additional opportunities for the IIPD that are not captured in the scenarios?
  - Are there any identified opportunities that you feel strongly the IIPD should or should not pursue?
  - What are some “quick wins” that the IIPD can do to move towards implementation?



# Next Steps



Identify preferred development scenario for the IIPD



Prepare Capital Improvement Framework & Implementation Plan



Prepare Final Master Plan



Plan & Execute Public Engagement



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# Thank you!

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